

Colony Meadows II Homeowners Association

Annual Meeting Minutes

March 14, 2019

Meeting minutes approved at the
December 14, 2020 Annual Meeting.

Meeting began at 6:03 pm.

Introduction of the Board of Directors:

Board Member: Angela Rubalcaba

Board Member: Nadine Bode

Members present: Jim Cooper, Angela Rubalcaba, Jeri Kelsey, Daniel & Nadine Bode, Tiffany Lopez, Danny Weaver and Lauren Thorpe. No proxies were received.[7 properties were represented]

Introduction of Heritage Team:

David Caldwell & Elizabeth Marvin

2018 Minutes were approved as written. M/S/C HPM will post approved minutes on the webpage.

Old/Unfinished Business:

- Comment that Mesa Turf Masters seems to do a good job keeping the weeds down in the common area. HPM will contact for updated contract.
- Suggestion that a 4 way stop be placed at F ½ and Colony Road. This would be something that would need to be addressed with Mesa County.
- Discussion on the irrigation system
 - Irrigation water will be available sometime in April when the canals are full.
 - The system will run for an hour and a half in the morning and an hour and a half in the evening.
 - A fence was installed around the pumphouse to prevent damage to the pump.
 - Daniel keeps the filters cleaned out.
 - Dates and times will be posted to the website when available.

New Business:

- Concerns about the property owner of the lot behind 653 Colony Court. Discussion on if the HOA has any authority over a neighboring property. This neighboring homeowner could be contacted and advised of the HOA's concerns.
- Discussion on driving across common area. It is a safety issue as well as a potential problem for broken irrigation lines. The Board will look into options and advise HPM how to proceed.
- Discussion on junk and unregistered vehicles.
 - Has been an issue for the past 7 months.
 - The Board and HPM are taking measures as outlined in Colony Meadows II's Enforcement and Collection Policy to resolve this issue.

- Letters have been sent and fines can be assessed weekly until the violations are resolved.
- The unregistered vehicle in the street can also be reported to Mesa County. 2 reports have already been filed with Code Enforcement with no results. Homeowners can also contact Mesa County directly.
- The next step for the HOA will be to seek legal advice on this matter.
- Discussion on changing exterior paint colors. Any changes to the exterior of the property are to be submitted for review by the Board or ACCO.

Presentation of Proposed 2018 Budget:

- At this time there are twenty (20) homeowners who are delinquent in their HOA dues. Ten (10) with payment arrangements.
 - The Board and HPM are taking measures as outlined in Colony Meadows II's Collection Policy to resolve the delinquent dues.
- Question about snow removal. A previous Board member had this item added to the budget, however it has not been used for the past several years.
- Proposed budget approved as written. M/S/C [Approved budget will be posted on webpage.]

Nomination and Election of Board Members:

- Angela Rubalcaba and Nadine Bode both volunteered to continue serving on the Board.
- Floor opened for nominations. None were received
- Vote for panel of Board Members - Angela and Nadine - all in favor. None opposed
- Comment that things do seem to be getting better within the HOA.

The meeting adjourned at 7:11 pm.

Minutes taken by
Elizabeth Marvin
Heritage Property Management